

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

107/25 Belmont Avenue North Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

103/1455 High Street Glen Iris VIC 3146	\$740,000	02-Aug-20
6/281 Tooronga Road Glen Iris VIC 3146	\$680,000	01-Jul-20
103/18 Leopold Street Glen Iris VIC 3146	\$675,000	24-May-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 December 2020



103/1455 High Street Glen Iris VIC 3146

Sold Price

\$740,000

Sold Date **02-Aug-20**

2 2 1

Distance **0.46km**

OPEN HOUSE INSPECTION POLICY



6/281 Tooronga Road Glen Iris VIC 3146

Sold Price

\$680,000

Sold Date **01-Jul-20**

2 2 1

Distance **0.68km**



103/18 Leopold Street Glen Iris VIC 3146

Sold Price

\$675,000

Sold Date **24-May-20**

2 2 1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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